



CHESTERFIELD COUNTY PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 15, 2015

Public Meeting Room
10001 Iron Bridge Road, Chesterfield VA 23832

NOTE: The 📎 symbol indicates that an attachment accompanies the agenda item. These attachments are generally available the second or first Wednesday prior to the Planning Commission meeting, depending upon their release date. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding items on the agenda can be found at www.chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday. Comments or recommendations regarding items on the agenda can be submitted to planning@chesterfield.gov.



4:00 p.m. Work Session – Public Meeting Room

- I. Call to Order**
- II. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation**
- III. Review Upcoming Agendas** (Rezoning, conditional use, conditional use planned developments or substantial accord proposals scheduled for future meetings.)
- IV. Review Day's Agenda** (Items to be considered at the 6:00 p.m. session.)
- V. Review Work Program** 📎
- VI. Review Planning Commission Follow-Up Items** 📎
- VII. Update on Capital Construction Goals & Accountability Committee**
- VIII. Recess**

5:00 p.m. Dinner – Room 502 – Lane B. Ramsey Administration Building

6:00 p.m. Public Meeting & Hearing – Public Meeting Room

If all items cannot be completed on Tuesday, December 15, 2015, the meeting will be recessed to Thursday, December 17, 2015 at 6:00 p.m. in the Public Meeting Room.

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance to the Flag of United States of America**
- IV. Service Recognition**
- V. Review Upcoming Agendas** (Rezoning, conditional uses, conditional use planned developments or substantial accord proposals scheduled for future meetings.)
- VI. Approval of the Planning Commission Minutes:**
 - A. September 15, 2015** 
 - B. October 21, 2015** 
- VII. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation**
- VIII. Review Meeting Procedures**
- IX. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues**
- X. Public Hearing, Consideration of the Following Proposals in this Order:** Requests for withdrawals/deferrals; cases where the applicant accepts the recommendation and there is no public opposition; code amendments; and cases where the applicant does not accept the recommendation and/or there is public opposition.
 - A. 15SN0647***:** (AMENDED) In Bermuda Magisterial District, **Virginia Electric and Power Company d/b/a Dominion Virginia Power** requests amendment of conditional use (Case 10SN0114) relative to uses, construction, operation, stockpiling, buffering and public facilities impacts of a management facility for fossil fuel combustion products in a Heavy Industrial (I-3) District on 842.1 acres fronting the north, south and east lines of Coxendale and Old Stage Roads. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax IDs 802-665-4390; 805-662-7764; 805-666-2525; 806-662-8465; 806-664-8063; 807-660-1776; and 811-660-3332.


- B. 16SN0517***:** In Clover Hill Magisterial District, **Scale Development LLC** requests amendment of zoning (Case 06SN0141) to reduce cash proffers and amendment of zoning district map in a Residential (R-12) District on 23.3 acres fronting the northern terminus of South Twilight Lane, 620 feet north of Spruce Pine Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 758-696-3777.
- C. 16SN0558:** In Matoaca Magisterial District, **Atlantic Development and Acquisition, L.C.** requests rezoning from Agricultural (A) to Multifamily (R-MF) plus conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 20 acres located in the southeast quadrant of Ashlake and Ashbrook Parkways, also fronting 60 feet on the west line of Bethia Road, 995 feet southwest of Winterpock Road. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I use (maximum of 2.0 dwellings per acre). Tax IDs 720-668-8155 and 720-669-Part of 8248.
- D. 16SN0561:** In Midlothian Magisterial District, **McGeorge Financial 12200 LLC** requests conditional use planned development to permit exceptions to ordinance requirements relative to signage and amendment of zoning district map in a Community Business (C-3) District on 4 acres known as 12200 Midlothian Turnpike. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Commercial District use. Tax ID 736-708-9553.
- E. 16SN0566:** In Midlothian Magisterial District, **Chippenham & Johnston-Willis Hospital – Ann Neil Cosby** requests conditional use to permit a helipad accessory to a hospital and amendment of zoning district map in Agricultural (A) and Community Business (C-3) Districts on 30 acres located in the southeast corner of Early Settlers Road and Johnston Willis Drive; also located in the northeast quadrant of Johnston Willis Drive and Midlothian Turnpike. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed use. Tax ID 745-710-3080.
- F. 16SN0567***:** In Bermuda Magisterial District, **Chesterfield County Board of Supervisors** request amendment of zoning (Case 13SN0520) relative to modification of in-kind improvements to permit a cash proffer payment and amendment of zoning district map in a Community Business (C-3) District on 0.6 acres located in the southwest corner of Fountain Square Plaza and Chester Village Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Mixed use. Tax IDs 788-655-8553, 8854 and 9964.

***If these cases are acted upon by the Planning Commission on December 15, 2015, they will be heard by the Board of Supervisors on December 16, 2015.

XI. Other Business

XII. Citizen Comment Period on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues

XIII. Adjournment


Kirkland A. Turner
Director of Planning

